This indenture, by and between His lordship the Count **Strahd von Zarovich**, as party of the first part, hereinafter referred to as **Grantor**, and the holders of this document, as parties in the second part, hereinafter referred to as **Grantees**, **witnesseth**:

For and in consideration of the valuable consideration delivered to Grantor by Grantees at and before the execution, sealing, and delivery hereof, the receipt and sufficiency of which is hereby **acknowledged**, Grantor has, and hereby does, grant, bargain, sell and convey unto Grantees and their heirs:

All that tract or parcel of land lying and immediately surrounding the **Durst windmill** in the Ravenloft Moors, located east of the Vallaki Valley and west of the Village of Barovia and also immediately south of the Fane of the Forest.

To have and to hold said tract or parcel of land, together with any and all of the rights, members, and impedimenta thereof to the same being, belonging, or in anywise concerning to the only proper use and benefit of the Grantee and their heirs, forever, in fee simple. Grantee is further permitted to take Barovian citizens as wards for payment of legal public or private debts, so long as the Grantee provides for the health, safety and shelter of said wards until the end of said ward's natural life.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto the Grantees and their heirs against the claims of all persons whomsoever.

In witness whereof, the grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of

Strahd von Zarovich